



MARBELLA  
C R I B S  
G R O U P

## Beautiful Andalusian Villa in El Paraiso, Estepona

1.595.000€



**Ref**  
MCG1672

**Beds**  
4

**Baths**  
4

**Plot**  
1.348 m<sup>2</sup>

**Built**  
450 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





<b>Ref</b>	MCG1672
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.348 m <sup>2</sup>
<b>Built</b>	450 m <sup>2</sup>
<b>Terrace</b>	85 m <sup>2</sup>
<b>Price</b>	1.595.000€
<b>Location</b>	El Paraiso





## About this property

Exquisite villa available for sale in a peaceful locale in El Paraiso, yet conveniently close to premier golf courses, boutiques, and eateries, and just a 7-minute drive to Puerto Banus and Estepona. Situated on an expansive plot, this southeast-facing residence was constructed to the highest standards, offering exceptional living in a coveted residential enclave.

A broad driveway leads to a sheltered parking area for 2 vehicles and the entrance to the villa. The residence spans three levels: The main floor features a spacious lounge and dining area with access to a sizable terrace overlooking the lush garden and inviting swimming pool, offering glimpses of El Paraiso and the sea. This level also includes a guest restroom, utility room, and a fully equipped large kitchen. On the upper level, the master bedroom boasts its own ensuite bathroom and terrace.

The lower floor comprises three bedrooms, one with an ensuite bathroom, while the other two share a bathroom. From this level, you can step out onto the covered terrace, expansive garden, and inviting swimming pool.

Throughout the villa, enjoy underfloor heating and a fireplace, along with hot and cold air conditioning. This property presents exceptional value!

## Contact Us

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